



THE PINNACLE, ST PETERS ROAD, BOURNEMOUTH, DORSET, BH1

£575,000 LEASEHOLD

An incredibly spacious and contemporary penthouse which enjoys stunning tree top and town views across Bournemouth. The award winning beach and wide range of popular shops, bars and restaurants are a short walk away as are all major travel connections. The property offers bright modern accommodation throughout with underground parking and a very large roof terrace.

Penthouse apartment | Three double bedrooms | Three bathrooms | Contemporary open plan lounge diner | Modern kitchen | Wrap around roof terrace & balcony | Underground parking for two cars | Stunning views

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



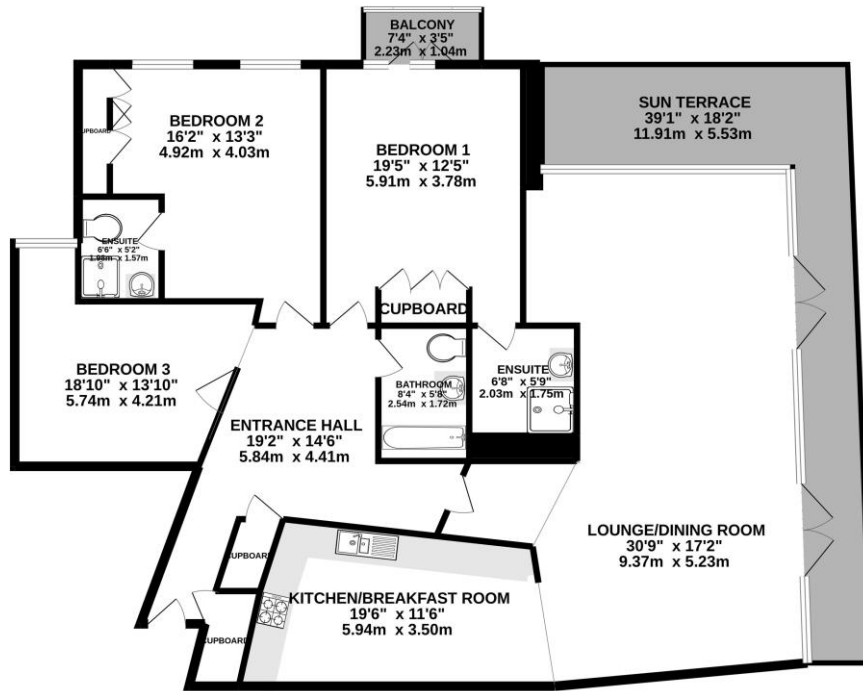
DESCRIPTION

The penthouse apartment is situated on the seventh floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses two large storage cupboards and doors to principal rooms.

The bright lounge is a particular feature of the property enjoying wrap around floor-to-ceiling dual aspect windows with tree top and town views. There is access via French doors onto the private sun terrace where there is ample room for outside dining. The kitchen is fitted with a range of base and eye level work units with integrated appliances and room for a kitchen table if required.

There are three generous double bedrooms all with fitted wardrobes and great views through large windows. The very large master bedroom has the added benefit of an ensuite shower room and its own private balcony, again enjoying superb views. The second bedroom also benefits from an ensuite shower room whilst the third bedroom is serviced by the family bathroom which is located in the hallway and comprises of a suite to include a bath.

Two underground parking spaces are conveyed with the apartment.



TOTAL FLOOR AREA : 1566 sq. ft. (145.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: G

TENURE: Leasehold 978 years remaining

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3000 per annum

AT A GLANCE

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